

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization, or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals:

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the [SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS \(part D\)](#). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. Background

1. Name of proposed project, if applicable:
Green Hill School Recreational Building
2. Name of applicant:
Dave Hinkson
3. Address and phone number of applicant and contact person:
Lisa Lazar
DLR Group
51 University St. Suite 600
Seattle, WA 98101
206.461.6000
4. Date checklist prepared:
09/21/21
5. Agency requesting checklist:
Department of Children, Youth & Families
6. Proposed timing or schedule (including phasing, if applicable):
Finishing up construction documents in October and hoping to go out to bid by mid November. Construction will start in early 2022 and carry into 2023.
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.
No
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.
Geotech and Hazmat Report
9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.
No
10. List any government approvals or permits that will be needed for your proposal, if known.
Construction funding approval and permitting.
11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)
The New Green Hill School Recreational and Wellness Building is a replacement of the existing recreation facility, with an additional 700 sq ft structure of outdoor field storage. The proposed recreational building is over 31,951 sq ft. It is composed of (2) gyms, a multipurpose room, weight and cardio rooms, a covered outdoor area and performance space. Staff areas include offices, conference room, laundry facility, mechanical and electrical service spaces, and a residential style kitchen for teaching life skills and cooking.

Site improvements include two grass athletic fields and a gathering plaza in front of the building, interspersed with pedestrian amenities, pedestrian and vehicular pathways, planting areas, and stormwater facilities. The total project site area is approximately 7.9 acres.

The existing recreational building will be demolished as a part of this project.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

Address: 375 SW 11th St. Chehalis WA 98532

Legal Description: Section 32 Township 14N Range 02W PT S2 S2 SEC 32 & PT N2 N2 5-14-2W & PT VAC SW PACIFIC AVE

B. Environmental Elements

1. Earth

a. General description of the site:

See highlighted below

(circle one): **Flat**, rolling, hilly, steep slopes, mountainous, other _____

Existing site land cover is mostly lawn, with several paved pathways meandering through the project site. The existing recreation facility to be demolished is located within the limits of the proposed project. Existing topography is relatively flat for the majority of the site, however the southern quadrant slopes gradually upward toward an existing concrete path that wraps the project's perimeter.

b. What is the steepest slope on the site (approximate percent slope)?

13%

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them, and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

According to the project's geotechnical investigation, subsurface conditions consist of a layer of topsoil and sod, overlying a fill layer that varies from two feet to eight feet in thickness. Below the fill material, native soils consist of medium-dense to very-dense clayey gravels with sand and silty sand.

Portions of the topsoil and fill layers will be removed to shape the existing site to match the proposed grading design, or for the purpose of reaching soils capable of supporting proposed structures.

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.
No.
- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.
The project will include approximately 10,000 CY of cut and 15,000 CY of fill over a 7.9 acre site in order to shape the existing site to match the proposed grading design. Fill will be imported material.
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.
Vegetated and paved land cover in both the existing and proposed conditions protect soils from exposure and prevent erosion.

During construction, erosion control practices such as interceptor swales, check dams, and temporary stabilization/covering practices will minimize erosion on the project site.

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?
26%
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:
In the permanent condition, vegetated or paved land cover has been selected for all site areas so as to eliminate exposed soils and minimize the potential for erosion. Stormwater collection, conveyance, and detention systems have been selected and designed to reduce the contribution of surface runoff to erosion of site surfaces.
During construction, erosion control practices such as interceptor swales, check dams, and temporary stabilization/covering practices will minimize erosion on the project site.

2. Air

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.
Typical construction operations. The building is a net zero energy building, so any maintenance emissions will be light
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.
No
- c. Proposed measures to reduce or control emissions or other impacts to air, if any:
No impacts expected.

3. Water

- a. Surface Water:

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

According to the City of Chehalis National Wetland Index Map, a wetland is located just outside of the Green Hill School campus along its western boundary. Surface water in the wetland ultimately discharges to the west into the Chehalis River via Dillenbaugh Creek.

The project site is located entirely within the Green Hill School campus, outside of the wetland.

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

No

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

None.

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.
Surface water collected by the existing Green Hill School campus storm drainage system is discharged to the off-site wetland via an existing pipe outfall.

As the proposed project results in a net increase in impervious surface from the existing conditions, peak runoff flows from the project site will be increased. The project will therefore implement a bioretention facility to control and detain site runoff, releasing stormwater from the project site at rates designed to mimic the existing conditions, minimizing the hydrologic impact to the downstream wetland.

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

No

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No

b. Ground Water:

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

No

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the

number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

NONE

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Runoff produced on the project site will be collected and routed to a bioretention facility located centrally on the project site, where it will be detained and released into the existing Green Hill School storm drainage system at rates compliant with the project's flow control standard.

The existing Green Hill School storm drainage system routes runoff to a piped outfall into the off-site wetland located west of the campus.

- 2) Could waste materials enter ground or surface waters? If so, generally describe. No, storm drainage facilities are designed to collect surface water runoff only.

- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

The proposed storm drainage design will collect runoff through a combination of sheet flow and catch basins, mimicking the drainage patterns of the existing conditions. The proposed system discharges into the existing Green Hill School storm drainage system, maintaining the existing discharge point.

As the proposed project results in a net increase in impervious surface from the existing conditions, peak runoff flows from the project site will be increased. The project will therefore implement a bioretention facility to control and detain site runoff, releasing stormwater from the project site at rates designed to mimic the existing conditions, minimizing the hydrologic impact to the downstream wetland.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

Land cover has been selected so as to maximize site planting and reduce the increase in impervious surface proposed by the project, reducing the impacts to existing drainage patterns. However, the project does result in a net increase in impervious surface from the existing conditions, so peak runoff flows from the project site will be increased. The project will therefore implement a bioretention facility to control and detain site runoff, releasing stormwater from the project site at rates designed to mimic the existing conditions, minimizing the hydrologic impact to the downstream wetland.

The bioretention facility will also provide water quality treatment for all runoff produced on the project site, removing pollutants generated by activities such as vehicular traffic through the site.

4. **Plants**

a. Check the types of vegetation found on the site:

deciduous tree: alder, maple, aspen, other

- evergreen tree: fir, cedar, pine, other
- shrubs
- grass
- pasture
- crop or grain
- Orchards, vineyards or other permanent crops.
- wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- water plants: water lily, eelgrass, milfoil, other
- other types of vegetation

b. What kind and amount of vegetation will be removed or altered?

A total of approximately 232,000 square feet of existing vegetated areas will be removed or altered, and are primarily lawn areas with little to no shrubs or groundcover. Three existing deciduous trees ranging from 18" to 48" caliper will be removed from the site.

Project specifications under 32 90 00 require that all plant material and imported soils brought in or leaving the site are free of invasive plants, pests, and diseases. Imported soils are required to be tested by a certified soil testing laboratory to confirm nutrients available and that no weed seeds are present. All imported plants are required to conform to American Standard for Nursery Stock (ASNS), and the American Nursery & Landscape Association/American National Standards Institute (ANSI): Z60.1 and be free of all weeds.

c. List threatened and endangered species known to be on or near the site.

None

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

A total of approximately 125,000 square feet of new planting is proposed. This includes deciduous trees, shrubs and groundcover, and lawn restoration areas. 13,518 square feet of rain gardens are proposed for stormwater management. All shrubs and groundcover species are either native to the Puget Sound region, or adapted to the climate to reduce the needs for on-going maintenance and irrigation.

e. List all noxious weeds and invasive species known to be on or near the site.

- Common teasel (*Dipsacus fullonum*)
- Himalayan blackberry (*Rubus armeniacus*)
- Scotch broom (*Cytisus scoparius*)

5. Animals

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site.

- Hawk
- Eagle
- Birds in general
- Deer- on exterior perimeter fence
- Geese
- Rabbits
- Squirrels
- Mice

- Possum
- Racoons
- cats

b. List any threatened and endangered species known to be on or near the site.

None

c. Is the site part of a migration route? If so, explain.

No

d. Proposed measures to preserve or enhance wildlife, if any:

e. List any invasive animal species known to be on or near the site.

Adding new shrub and groundcover areas to the site will enhance the habitat potential of the site from its existing condition, which is primarily lawn. 65 new trees are also proposed which should also increase habitat potential for birds and other wildlife.

6. Energy and Natural Resources

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

The proposed recreational building will be electrically powered by PV Panels and grid power. A ground sourced loop system will be used for heating. The project is planned to be a Net Zero Energy facility.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

No

c. What kinds of energy conservation features are included in the plans of this proposal?

List other proposed measures to reduce or control energy impacts, if any:

See question 6a. Building will also utilize natural ventilation for the majority of cooling needs. Lighting will be on occupancy sensors and sunlight will be used to reduce electricity needs.

7. Environmental Health

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

1) Describe any known or possible contamination at the site from present or past uses.

None

2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

None

3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

None

- 4) Describe special emergency services that might be required.

None

- 5) Proposed measures to reduce or control environmental health hazards, if any:

The project will be Net Zero and LEED Silver (or better) certified.

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

None

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

Low to none noise levels for maintenance and upkeep of building

- 3) Proposed measures to reduce or control noise impacts, if any:

None

c. Land and Shoreline Use

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

The proposed building is in a secure facility. No

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

No

- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

No

- c. Describe any structures on the site.

Other structures in the secure facility include an admission building, housing facilities, cafeteria, school, offices, and an existing recreational building with a pool (to be demolished) Mainly, all structures are steel or CMU.

- d. Will any structures be demolished? If so, what?

Yes, the existing pool and recreational building.

- e. What is the current zoning classification of the site?

Essential Public Facility (EPF)

- f. What is the current comprehensive plan designation of the site?
City – Industrial Area
- g. If applicable, what is the current shoreline master program designation of the site?
None
- h. Has any part of the site been classified as a critical area by the city or county? If so, specify.
There are wetlands at the west of the property. The wetlands will not be affected by proposed building
- i. Approximately how many people would reside or work in the completed project?
Current staff members that would utilize the recreational building 6-8. Youth that would utilize the recreational center would be up to 100 at any given time of day.
- j. Approximately how many people would the completed project displace?
None
- k. Proposed measures to avoid or reduce displacement impacts, if any:
None
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:
Proposed building is located within a secure facility and is replacing an existing recreational building.
- m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:
None

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.
None
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.
None
- c. Proposed measures to reduce or control housing impacts, if any:
None

10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?
Max height is 34'-5" above grade
Exterior materials are cedar siding, fiber cement panels, brick veneer, and metal panels
- c. What views in the immediate vicinity would be altered or obstructed?
None
- d. Proposed measures to reduce or control aesthetic impacts, if any:

Proposed building is within secure campus and away from surrounding neighborhoods. The building height is appropriately designed for a sports facility, while other areas are one level. The one level areas are facing the street and are set back from secure perimeter fence.

11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?
Exterior lighting will be typically designed for a security facility.
- b. Could light or glare from the finished project be a safety hazard or interfere with views?
No
- c. What existing off-site sources of light or glare may affect your proposal?
None
- d. Proposed measures to reduce or control light and glare impacts, if any:
No high pole site lighting. There will also be wall-packs that illuminate the immediate area of the building.

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?
There's a park and an Aquatic Center across the street.
- c. Would the proposed project displace any existing recreational uses? If so, describe.
No, it's a secure facility that is only open to the public under certain circumstances. The public is escorted once on the campus by an employee.
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:
None

13. Historic and cultural preservation

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers ? If so, specifically describe.
No
- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.
No
- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.
The project met all the appropriate investigations during the predesign process and DAHP found no issues with cultural or historical resources.

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

None

14. Transportation

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.
Intersections near site are SW Pacific Ave. and SW Parkland Dr.
- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?
Yes, there is a bus stop at the Lewis County Juvenile Court – 1255 SW Pacific Ave. Chehalis, WA 98532
- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?
None
- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).
No
- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.
No
- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?
The proposed project would not increase any vehicle traffic to the site
- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.
No
- h. Proposed measures to reduce or control transportation impacts, if any:
None

15. Public Services


- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.
No
- b. Proposed measures to reduce or control direct impacts on public services, if any.
None

16. Utilities

- a. Circle utilities currently available at the site: See highlighted below
 electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system,
 other _ Storm drain _____
- e. Describe the utilities that are proposed for the project, the utility providing the service,
 and the general construction activities on the site or in the immediate vicinity which might
 be needed.
 The goal for the project is to be net zero energy. Most of its power will be from PV panels
 attached to the roof. Heating will be from a ground loop heat system. The building will
 utilize the county's water and sewer system.

C. Signature

The above answers are true and complete to the best of my knowledge. I understand that the
 lead agency is relying on them to make its decision.

Signature:  _____
 Name of Signee: Dave Hinkson
 Position and Agency/Organization: Project Manger, DES Planning & Project Delivery
 Date Submitted: 10/01/21

D. Supplemental sheet for nonproject actions

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction
 with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of
 activities likely to result from the proposal, would affect the item at a greater intensity or
 at a faster rate than if the proposal were not implemented. Respond briefly and in
 general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; pro-
 duction, storage, or release of toxic or hazardous substances; or production of noise?

Proposed measures to avoid or reduce such increases are:

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

3. How would the proposal be likely to deplete energy or natural resources?

Proposed measures to protect or conserve energy and natural resources are:

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

Proposed measures to protect such resources or to avoid or reduce impacts are:

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

Proposed measures to avoid or reduce shoreline and land use impacts are:

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

Proposed measures to reduce or respond to such demand(s) are:

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.